

REGULAR REMOTE MEETING, HELD VIA ZOOM, MINUTES NOVEMBER 8, 2021  
FOR THE EASTON PLANNING AND ZONING COMMISSION

Note: These minutes, prepared to comply with Section 1-225 of the General Connecticut Statutes, is an approximate record of matters discussed and actions taken by the Commission at the meeting, but has not yet been reviewed by the commission for accuracy or completeness and is therefore subject to change or correction.

Chairman, Raymond Martin, called the Regular Remote Meeting, held via ZOOM, to order at approximately 7:08 pm.

Regular Members present: Raymond Martin, Wallace Williams and Alison Sternberg

Regular Member absent: Ross Ogden

Alternate Member present: Jay Habansky

Alternate Member absent: Walter Kowalczyk

For the record: Jay Habansky was appointed to vote in place of Robert Maquat

NEW BUSINESS:

- Discussion/Possible Action – Acceptance of 2022 Calendar of Meetings for the Easton Planning and Zoning Commission. Motion was made by Raymond Martin, seconded by Wallace Williams, to approve the 2022 Calendar of Meetings for the Easton Planning and Zoning Commission. The vote was 4-0, motion carried.

ZONING ENFORCEMENT REPORT: The Zoning Enforcement Officer, Mark DeLieto, gave an oral report on current Zoning Violations.

120 Maple Road – He stated that he had visited the neighbor's property and had seen the violations. He noted that violations had been already filed and letters sent, even from the Town Attorney to Cindy Fales, but to no avail. Although the town is working on a Citation Ordinance, he may need to go to the First Selectman regarding this property. He noted that it was a major home-based business as it was conducted on the exterior of the home.

740 Stepney Road – He visited the property and witnessed activity in the wetlands area.

5 Knapp Street – Still have not submitted a permit for the hot tub they placed on their deck. The Chair stated to let Building handle it.

570 Morehouse Road – No complaints recently on activity on-site. Some activity has taken place on the property next door, on the Stanczyk property.

1074 Black Rock Road – Violation was sent for earthwork operations; attorneys have been contacted.

504 Judd Road – He visited the site and it is neat and orderly. He did witness commercial vehicles parked in front, backhoe/excavator and little Kobota. The Commission determined that he should either send him a letter or tell him to move the vehicles to a screened area.

REVIEW AND APPROVAL OF MINUTES:

- Minutes of Regular Meeting October 25, 2021 - Motion was made by Wallace Williams, seconded by Alison Sternberg to approve the Minutes for the Regular Meeting of October 25, 2021 as presented. The vote was unanimous, 3-0, motion carried. Jay Habansky did not vote as he was not present at that meeting.

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NEW BUSINESS:

- Discussion/Possible Action – Zoning Regulation Amendment regarding Adult-Use Cannabis. Justin Giorlando discussed the recent legislation passed regarding Adult-Use Cannabis, specifically Connecticut S. B. 1201. He suggested several things that the Commission could do including having a moratorium on applications regarding it until the Legislation is complete. Commissioner Jay Habansky spoke and stated that there was very little information available and stated that the Town of Stratford was also looking at it.
  - **PUBLIC COMMENT was taken. The following people spoke:**  
Jeff Becker, 5 Cedar Hill Road  
John Meyer, 18 Lantern Hill Road

Justin Giorlando spoke about the six specific uses that revenue received from the taxation of cannabis could be used for:

1. Streetscape improvements and other neighborhood developments in communities where cannabis or hybrid retailers or micro-cultivators are located
2. Youth employment and training programs in these municipalities
3. Services for individuals living in these municipalities who were released from DOC custody, probation, or parole
4. Mental health or addiction services
5. Youth service bureaus
6. Community civic engagement efforts

The Chair, Raymond Martin, stated that our municipality wasn't large enough for a farm store to pop up. Commissioner Wallace Williams asked that the Commission get a copy of what Justin Giorlando was reading from.

Unfinished Business:

- *GIS Project* – Create GIS portal for Agri-Tourism – No discussion
- Review Subdivision Regulations – No discussion

Announcements/Correspondence:

The Secretary noted that the next meeting was scheduled for the week of Thanksgiving and asked if the Commission still wanted to hold the meeting. The Chair stated that if no new applications came in that it could be canceled.

At approximately 7:45 pm, there being no other business to be conducted, motion was made by Wallace Williams, seconded by Alison Sternberg, to adjourn the meeting. The vote was unanimous, 4-0, motion carried.

  
Margaret Anania, Recording Secretary